



# Banyan Harbor

Aloha from your Banyan Harbor Ohana, **TIMESHARE Newsletter – March 2019**

## 2019 / 2020 Timeshare meetings

**(HI time)**

Board of Directors	May 15, 2019	Teleconference	8 AM
Board of Directors	August 7, 2019	Banyan	9AM
Board of Directors	Nov. 13, 2019	Banyan	9AM
Board of Directors	Feb. 21, 2020	Banyan	9AM
Annual Meeting	Feb. 22, 2020	Marriott	9AM

## Current Board of Directors

Stephanie Wyman - President	California
Jill Briley - Vice President	Kauai
Deborah Rice - Secretary	California
Michael Conner - Treasurer	Arizona
Linda Garcia - Director	Kauai

### Lyle M. Otsuka, General Manager

#### **Aloha Owners,**

We recently held your **Annual Timeshare Owners meeting** and your proxy submission allowed us to attain a quorum of 31.9%, which is {1.9%} less than last year. We appreciate your continued support!

**Your Annual Timeshare minutes** will be posted online shortly and Major **2018 projects** included: installation of fire extinguishers in all units, complete redo of Kitchen cabinets, countertops, tile flooring and cabinet mounted microwaves in 2 units, bedding changed from duvets to Triple sheeting, New kitchen lighting and improved website with owners portal. Other replacements (as designated on our annual inspections) included : black out drapes, mattresses as needed, lanai tables and chairs, stoves, refrigerators, dishwashers and air conditioners.

On the **Association side (AOAO)** we upgraded the lobby, rewired building K exterior lights along with many other projects including our summer lift project.

**Your continued Kokua (Assistance) with our Sewer plant is greatly appreciated.** As you may or may not know, your association has a private sewer plant to treat all of our property waste. A major escalating challenge is the disposal of dental floss, disposable wipes, mop strings and various non-degradable items being flushed down toilets. To assist in this endeavor, we have installed a revised sign above each unit's toilet, reminding others to not flush these non-degradable items. This **Number 1 Challenge continues to increase your sewer plant cost, thus increasing your annual maintenance fees.** Please pass this information on to any visiting friends and family.

**Your Banyan Ohana continues to maintain RCI property scores of 4.2 out of a 5.0 rating. Your property also ranked 5th in OLS Hotels & Resorts guest comment scores.** Please join me in congratulating your awesome team members! Mahalo Nui Loa! Lyle O.

### President's Letter: (Stephanie Wyman)

Dear Timeshare Owners:

Banyan Harbor continues to be a well-run resort with high ratings from our visitors. Most appreciated is the outstanding service of our on-site staff and the excellent overall management by OLS Hotels and Resorts. Because of their effective leadership Banyan Harbor has stayed within budget, put surplus dollars into our 20 Year Reserve Fund and completed many replacements and refurbishments of our TS units. This year many units received upgrades to carpets, tile floors, tile counters interior doors, stovetops and furniture. The units are inspected annually and refurbished and upgraded according to need.

We also de-annexed Unit 48 in an ongoing effort to remain fiscally sound. The Developer works with unit owners to place them in other units/weeks at Banyan Harbor freeing up the unit in question to be de-annexed. The de-annexation process allows the unit to be sold. The Developer then contributes a share of the sales proceeds to the BH Reserve Fund and the Banyan Harbor budget no longer carries the liability of the unpaid dues.

At the Annual Meeting on February 24, three incumbents were re-elected to the Board by acclamation: Jill Briley, Linda Garcia and Stephanie Wyman. The election of officers followed at the Organizational Meeting resulting in the following: President, Stephanie Wyman; Vice President, Jill Briley; Secretary, Deborah Rice; Treasurer, Mike Conner, and Director, Linda Garcia.

The continued successes at Banyan Harbor are the direct result of the continuity, harmony and stability provided by the Board working closely with the outstanding team managing Banyan Harbor, OLS. It is an honor and a pleasure to serve as your President. I will continue to work hard for all of our interests to ensure Banyan Harbor maintains its excellent service and outstanding ratings. Speaking for the Board, I thank you for your continued support and wish you all good health and happiness this year. Sincerely, Stephanie J. Wyman

**Reminder: your 2<sup>nd</sup> semi annual maintenance fee payment will be due by July 1, 2019. Mahalo!**

**Please see reverse side for more news and announcements.**

### **Reminder- Space Banking Policy:**

**To space bank ownership week(s), maintenance fees for the year(s) to be banked, Must be paid in full prior to banking.**

### **RCI Points Space Banking Policy Maintenance fee due date**

**As RCI points are banked automatically on your RCI point's membership date, Your maintenance fee(s) are due on your annual membership date. Mahalo!**

### **De-annexation (what does this mean).....**

As foreclosures accumulate, your Timeshare Association must find a vehicle to replace the maintenance fee income, to keep your Timeshare Association fiscally solvent. I think your Timeshare President Stephanie Wyman sums it up quite nicely in her Presidents letter: The Developer works with unit owners to place them in other units/weeks at Banyan Harbor freeing up the unit in question to be de-annexed. The de-annexation process allows the unit to be sold. The Developer then contributes a share of the sales proceeds to the BH Timeshare Reserve Fund and the Banyan Harbor Timeshare Association no longer carries the liability of the unpaid dues.. We ask that you please, for the benefit of all timeshare owners at Banyan Harbor, cooperate with Mr. Ben Bregman to accomplish this de-annexation task.

**Contact Info:** Your Board works diligently with your managing agent **OLS Hotels & Resorts** to maintain your property. Should you wish to contact any Board member, please feel free to or you may always contact your General Manager, **Lyle Otsuka** at **808 240 3120** (Direct Phone), fax **808 246 4776** or email [lotsuka@olshotels.com](mailto:lotsuka@olshotels.com). Mailing address is **3411 Wilcox Rd., Lihue Hi. 96766**

### **Timeshare Scams**

Often Owners are solicited to sell you timeshare? Unfortunately, we continue to see, a huge increase in variations of Timeshare Scams. Recently, owners are promised a buyer if owners pay the escrow closing fee, upfront. Later owners learned their ownership never sold, the maintenance fee is in arrears with escalating late fees, their use year is already utilized, they are out their up-front money (escrow payment fees.in some cases over a thousand dollars), and they are still the owner of record and responsible for past maintenance fees. A good rule of thumb is, **if there are "Up Front Fees" say no thanks and hang up.** If you have questions, please call Lyle Otsuka (808-240-3120) your General Manager.

Please see an article from ARDA (Timeshare Industry Association) posted on your Banyan Harbor owners website page. This article also has valuable information about "Rescue Company" schemes.

**Hawaii Vacation Club** was started by your Timeshare Developer Ben Bregman, over 10 years ago.... They specialize in banking, trading or renting of your timeshare ownership week(s)... Contact Stacey Hirokane at toll free 866-700-2482 or [stacey@hawaii-vacationclub.com](mailto:stacey@hawaii-vacationclub.com) for more information.

### **Timeshare owners rent a car discount (Alamo)**

Traveling to Kauai, why not book your rent a car through your front desk (808 245 7333). We have **great daily or weekly rates. Daily rates start at \$28 plus tax, per day for an economy car....** Call your Banyan Harbor team for more information, or email [reservations@banyanharbor.net](mailto:reservations@banyanharbor.net). Mahalo!

**Owner's Website:** If you have not visited your owner's webpage, please do so at the below web address. Your owners website section includes past owner minutes, budgets, house rules, newsletters and a link to the State of Hawaii's 514 A & B guidelines for condominiums. Your owner's page is also protected with an owner's **user name (timeshare) and password (harbor)** your website address is [www.vacation-kauai.com](http://www.vacation-kauai.com) Mahalo!

**Easy Pay:** As a means of payment convenience, you may sign up **FREE** with owner services, to have your timeshare fees automatically debited from your bank account on the semi annual due dates. Please contact **Kearn Sukisaki, Owner Services Manager** via email at [kearn@banyanharbor.net](mailto:kearn@banyanharbor.net) or direct line 808 246-6676.